



FACT SHEET: 600 USFS ROAD 520, CREEDE, CO 81130

- **Asking Price: \$675,000**
- MLS#: 815660
- Three Bedroom, Two Bath Home on 1.11 Acres with Spring Creek flowing through
- Property Taxes 2023: \$1,539.00
- Find your piece of history on the Upper Rio Grande near Creede!

The former Wetherill fish hatchery home, located on Forest Road 520, sits on over an acre of land with Spring Creek flowing through the property. With spectacular views of the adjacent conservation ranch and mountain range it can be your vacation home, your short-term rental or your full time residence. The home was remodeled from it's original design to a two story home retaining the original charm in the upper level while adding an open concept family living and sleeping area/walk-out basement in the lower level. The house has room to sleep 12. One of the highlights of the upper floor is the sunroom which overlooks the river valley and mountains. Some of the character is seen in exposed barn wood, vintage tin, T&G ceilings and walls, antique vanities, vintage wallpaper, metal ceiling tiles, log and metal handrails. Downstairs the charm is in the rock wall foundations and refurbished open rafters/wood beam ceiling. Downstairs has in-floor radiant heat, laundry and mechanicals including the water heater and boiler system. Upstairs has radiant baseboard heat.

It is located 20 minutes upriver from Creede on the road to the Rio Grande Reservoir [CR 520], close to the Rio Grande river for fishing/boating; close to lake fishing at nearby Regan Lake, Road Canyon Reservoir, Spring Creek Reservoir and the Rio Grande Reservoir. A perfect location to take off on your ATVs or jeeps/snowmobiles to Silverton and Ouray. You won't want to miss this one! Short term rentals allowed. Recent improvements include new well pump and radon remediation.

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